

## Tuscany Estates HOA Meeting Notes

**Date: June 21, 2022**

Meeting came to order at 7:06PM by President Lisa Manion

In Attendance: Roll call; All Board Members were present & accounted for.

Aimee Hennemuth-Rogowski (CMA), HOA President Lisa Manion, Vice President Pete Guido, HOA Secretary Tara Cerutti, HOA Treasurer Elise Navarro, HOA Board Member JoEllen Meek.

All board members received a copy of the last meeting minute notes from the March meeting & all members approved the March 2022 Meeting Minute notes.

Abbreviations: TE = Tuscany Estates; BOD(s) = Board of Directors; HOA = Home Owners Association; HO(s) = Homeowner(s); SEREMS = South East Regional Emergency Medical Services; w/ = with; w/in = within

### Meeting Agenda:

#### **1.) Quaker Engineering/Union Township Update**

Residents were informed that Alpine pools are scheduled to be here on Tuesday, June 28<sup>th</sup> to inspect the pool by Quaker Engineering. New HOs were informed that we don't own the pool & clubhouse & the TEA is trying to obtain ownership of these properties from Quaker Engineering. New residents were also informed that the pool was built 6 years ago & is constructed of fiberglass & the clubhouse was built 10 years ago. Homeowners were informed that Union Township lifted the liens from only the Tuscany Estates clubhouse & pool from Quaker Engineering back at the January 26<sup>th</sup> Union Township meeting. However, Quaker Engineering still has liens on the all common area property & the roads from Union Township & Maronda also has liens on the TE's pool & clubhouse. Residents were also informed that Quaker Engineering still has to complete the remaining 15 repairs from the August 2020 inspection before the TEA would take control of these properties. Residents were also informed that Maronda is still in negotiations w/ Quaker Engineering & Maronda won't be starting on any developments for the rest of TE's property for about 18-24 months (Maronda will hire a developer).

#### **2.) TruGreen/JML – Town Home/Patio Home**

Residents were informed that we have 2 years left on the contract w/ JML & JML still cuts the grass on Tuesdays. The first TruGreen treatment for our yards was at the End of March or Early April & the schedule of these services are listed on our website. BOD noted that there is nothing new to report w/ TruGreen. Due to the increase in lawn care questions, TEA issued a statement that stated that the TEA is responsible for mowing, fertilization, & trimming grass.

The TEA have aerated every other year in the past w/ the last one being Fall 2021. However, aeration is reviewed every year during budget season to see if our funds allow for it. Therefore, it is not a given especially w/ the increased pricing & the current economy. So, it may be getting too expensive to provide this service in the near future. To clarify, the TEA does Not & has Never reseeded, added soil to lawns, provided sod, or restored any lawn in TEs, this has always been the unit owner's responsibility which is stated in the Rules & Regulations on the TEA website. If residents are finding that their yard is in need of any of the above items, the TEA can provide you with JML or our current landscapers site manager named Jason to get a quote for work that you are needing done.

### **3.) Union Township Ambulance Service Updates**

Residents were informed that Union Township Supervisors are considering discontinuing ambulance services here in Union Township from South East Regional Emergency Medical Services (SEREMS) as it is getting too expensive to have them as they want to charge the township \$5 per person which adds up to \$30,000/year in order to have them as are service provider. Union Township is bidding out other ambulance companies that are not on the same level as we currently have in order to see what they can get at a cheaper price. The BOD has a petition for residents to sign if they would like to keep the current SEREMS w/in Union Township.

### **4.) Cleaning/Painting 2022**

Homeowners were informed that w/in the next 2 weeks Avacoll will be conducting building cleanings & paintings on the Town homes & patio homes. Residents were informed that the Townhome & Patio home cleaning & painting schedule occurs on a cycle w/ only a certain number of buildings getting these services done every other year. HO's were informed that the painting of the shared wall units are on schedule to be done this year as part of a 3-year rotation cycle. Each resident who is getting their town home or patio home painted this year will be contacted by a mailed letter & an email a week before these scheduled service so that all porch furniture & vehicles in the driveways are cleared out before these services are done.

### **5.) Roof Inspections / Gutter Cleanings – Town Home/Patio Home**

Residents were informed that w/in the next 2 weeks Avacoll will be conducting Roof Inspections & gutter cleaning for the Town homes & patio homes. Avacoll initially stated that they would be using a drone to conduct inspections, however, the drone they currently have is broken & they don't have any timeline as to when the drone will be back up & running.

Therefore, Avacoll will be conducting a thorough roof inspection by getting up on the roofs & inspecting as well as getting the gutter cleaning done at the same time.

#### 6.) Treasurer Report

Residents were informed that the Common Reserve Fund has \$114,596.14 in its account & the Shared Wall Unit Common Reserve has \$321,548.34. It was also reported that the Budget committee decided against putting money back into the Common Reserve Fund for the 2022 budget. Even though the budget committee decided to stop putting money into that fund, this fund still accrues money through a Capitalization fund which is a fee that collects 6 months of HOA money dues whenever someone buys a property into the Tuscan Estates. We are still under costs in terms of landscaping, legal fees, & operating costs since April 2022 Balance Sheet Assessment. It was revealed that there are some HOs that are in collections & are accruing penalties for not paying dues & fines which is causing a huge dent in the 2022 budget expenses. Residents were informed that although these several HOs are in collections, they are also being billed for all the lawyer & court fees which will have to be paid by these individual HOs through legal court orders.

Residents were also informed that our attorney, Lisa Burkhart has officially left Brandt Milnes & Rea, but she is still staying on as our council to handle all the legal cases that she has been handling since before she left this law firm. Brandt Milnes & Rea is still going to be handling the new legal issues w/in our community, but the details are still being ironed out w/ CMA.

#### 7.) Repairs/Replacement Extensions

Residents were informed that CMA conducts periodic inspections of all residencies within TEs. It was also reported that a few HOs from the 2020 inspections still need to repaint their house fascia board or need to replace foggy windows. It was reported that those HOs were granted not 1 but several extensions to get the repairs done due to COVID setbacks. However, the deadline for these extensions is now August 1, 2022 & HOs were recently informed that these repairs need done by then or fines will be issued.

**Noted:** All HOs were also informed to fill out & submit an AR form before conducting any exterior home improvements as it accrues a \$100 recurring fine until the paperwork is filled out. Residents were informed that **All forms** must be submitted & must be approved before these home improvements can be started.

#### 8.) Welcome Packets

HOs were informed that Welcome Packets have been issued to all the new homeowners which has specific information including how to pay the HOA dues each month, how to fill out AR Forms to make improvements to their homes, The Rules & Regulation information, etc. All new

residents were informed if they have not received a welcome packet to let JoEllen Meek know. All new residents were also informed to read all the information w/in the packets to learn how to pay the monthly HOA fee as well as instructions on how to fill out the AR forms from the TEA website.

## 9.) Open Forum

Question 1: One HO asked if Quaker Engineering would fill in the pool area & if we could get the TE HOs to sign to get the pool filled in or taken out by Quaker Engineering.

Answer 1: HO was informed that due to the Bylaws that the TEA has to take the Pool & Clubhouse due to the initial developmental plans & stated that we can't start the pool petition until we get possession of this property. Although Quaker Engineering has set up a pool inspection for June 28<sup>th</sup>, they still need to complete the rest of the 15 points from the inspection list conducted in 2020.

Question 2: One new HO asked what she needs to do to get new windows from Anderson windows as the link that she used from the website didn't work.

Answer 2: HO was informed that she will have to call Anderson windows & give them the serial number from the window so that the proper replacement would be sent to them. However, HO was informed that she will still have to find someone else to replace the actual window as Anderson only mails out the new window & doesn't do the installment. It was also stated that it maybe easier to choose a different window company to come out, buy their windows, & have them install the windows.

Question 3: One new HO asked if the BODs get paid for their services

Answer 3: HO was informed that the TE's BODs are volunteers & are not paid for their services as these positions are obtained by running for the board & by residents voting for the most qualified residents to hold these positions & whoever has the most votes, will sit on the BODs. One BOD member stated that her position & another board member are up for re-election in the fall.

Meeting adjourned at 8:23PM by President Lisa Manion & second motion made by Treasurer Elise Navarro.